

CITY OF ANGELS
PLANNING COMMISSION
SUMMARY MINUTES

**Regular Meeting of Thursday June 12, 2014
City Fire House 1404 Vallecito Road
Angels Camp, California**

CALL TO ORDER

The meeting was called to order by Chair Broeder at 6:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Chair Broeder, Commissioner Behiel, Commissioner Gonzalez, and Commissioner Collins

Commissioners Absent: Vice-Chair Rudolph

Staff Present: Planning & Building Director David Hanham

APPROVAL OF AGENDA

MOTION BY COMMISSIONER BEHIEL AND DULY SECONDED BY COMMISSIONER COLLINS AND CARRIED 4-0 TO APPROVE THE AGENDA AS PRESENTED.

APPROVAL OF MINUTES

1. Approval of the May 8, 2014 regular meeting minutes.

Corrections

Page 1, Roll-Call, change "Gonzales" to "Gonzalez".

Page 4, change "Mark Twain Saint Joseph's Hospital" to "Mark Twain Medical".

Page 4, last paragraph, 5th line down, change "ran" to "run".

MOTION BY COMMISSIONER BEHIEL AND DULY SECONDED BY COMMISSIONER COLLINS AND CARRIED 4-0 TO APPROVE THE MAY 8, 2014 REGULAR MEETING MINUTES AS AMENDED.

2. Approval of the May 29th, 2014 special meeting minutes.

Corrections

Page 1, Roll-Call, change "Gonzales" to "Gonzalez" and then throughout the minutes change also.

Page 2, Item 2, change title to "...Initial Study, and a Mitigated Negative Declaration for the..." to

"...Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring Program for the..."

Page 2, Item 2, 1st paragraph, 3rd line from bottom, add "Mitigation Monitoring Program".
Page 2, Item 2, 2nd paragraph, add "Road" after "Dogtown".
Page 2, Item 2, 6th paragraph, change "reason of" to "reason for".
Page 2, Item 2, 7th paragraph, change "i.e. the banks, professional offices," to "(i.e. the banks, professional offices, etc.)".
Page 3, Public Hearing, 2nd paragraph, last line, delete "the".
Page 5, change "Dan Cawcak" to "Dan Cawcek".
Page 5, 5th paragraph, Karen Boyd, 2nd line down, change "Gardner Land" to "Gardner Lane".
Page 8, Mr. Doss, 3rd line from bottom, change "medium" to "median".
Page 8, Commissioner Gonzalez statement will be changed by using the recording to verify what was said "Commissioner Gonzalez stated that she has a liability question. She wants to know if this project doesn't move forward but another project happens, such as the poor man's quarry gravel mine, and they need to turn left onto Hwy 49 from Dogtown Road but the City has blocked that turn. What is the City's liability".
Page 9, Mr. Cole, 6th line from bottom, change "medium" to "median".
Page 11, 2nd paragraph, 2nd line down, add "and Bret Harte High School area" after "Gardner Lane".
Page 12, in motion, add "Initial Study" after "Site Plan".

MOTION BY COMMISSIONER BEHIEL AND DULY SECONDED BY COMMISSIONER COLLINS AND CARRIED 4-0 TO APPROVE THE MAY 29, 2014 SPECIAL MEETING MINUTES AS AMENDED.

PUBLIC COMMENTS

OPENED AT 6:22 P.M.

There was no public comment.

CLOSED AT 6:23 P.M.

PUBLIC HEARINGS

3. Public Hearing - Resolution 2014-09 A Resolution approving a Conditional Use Permit for a Restaurant "Cuckoo's Nest" located at 206 N. Main Street, APN 058-010-007.

Planning Director Hanham presented the staff report and recommended to the Planning Commission to continue this item to have a special meeting on June 26, 2014 or continue it to the regular meeting on July 10, 2014.

PUBLIC HEARING OPENED: 6:30 PM

Kathy Gomes - 217 N. Main Street

Ms. Gomes handed out and read into the recorded her letter to the Planning Commission dated June 12, 2014. (See Attachment 1) Ms. Gomes stated that she had sent an email to staff to get a copy of the Conditional Use Permit but did not receive it so she is not sure if she will have additional concerns or not. The current zoning for that property is SC which allows restaurants, so she doesn't know why they need a Conditional Use Permit to begin with.

Planning Director Hanham stated that the applicant is planning to sell beer and wine which requires the Conditional Use Permit.

Ms. Gomes stated that the selling of the alcohol concerns her even more and if the Conditional Use Permit is approved will a fast food place be able to open there some point in the future?

Planning Director Hanham stated that a restaurant can already go anywhere into a SC zone district with just a Site Plan approval.

Ms. Gomes asked if Cal Trans is on board with this project since the entrance and exit are on the highway.

Planning Director Hanham stated that the entrance and exit are already on site and there is no plan to expand them, so Cal Trans does not have any comments on this item.

Commissioner Behiel asked if there is a possibility that the commission can require screening or landscaping to help block headlights.

Planning Director Hanham stated that the commission can always add or subtract any condition of approval.

MOTION BY COMMISSIONER BEHIEL AND DULY SECONDED BY COMMISSIONER COLLINS AND CARRIED 4-0 TO CONTINUE THIS PUBLIC HEARING TO THE REGULAR MEETING OF JULY 10, 2014.

PLANNING COMMISSION MATTERS

4. Resolution 2014-11. A Resolution to adopt New House Elevations for DeNova Homes located on McCauley Ranch Road, APN 058-064-014.

Planning Director Hanham presented the staff report and Resolution 2014-11 a Resolution approving new floor plans and elevations for DeNova Homes. Staff recommends that DeNova Homes be allowed to use their new elevations and floor plans.

Michael Evans - Director of DeNova Homes

Mr. Evans stated that DeNova Homes is looking forward to getting this project started and that they tried to make sure that elevations will break things up by providing more options for buyers to choose from. DeNova Homes has changed some of the siding and roof pitches to help it not look so much like track housing. There are other options such as a bonus room that buyers can choose to do. Mr. Evans stated that he would be happy to answer any of the commission's questions about the project.

The discussion that followed was regarding the differences between the old elevations and the newly submitted elevations. The consensus of the Planning Commission was that the new elevations are more attractive.

MOTION BY COMMISSIONER BEHIEL AND DULY SECONDED BY COMMISSIONER GONZALEZ AND CARRIED 4-0 TO APPROVE THE NEW FLOOR PLANS AND ELEVATIONS FOR DENOVA HOMES.

COMMITTEE REPORTS

5. GPI - General Plan Implementation Committee – Planning Director Hanham

Planning Director Hanham stated that staff needs to schedule a meeting for the GPI so that we can make a list of priorities. Meeting set for 1:30pm on June 18, 2014.

6. DAC – Destination Angels Camp Committee - Chair Broeder

Chair Broeder stated that the DAC had a meeting with the President of California Economic Development and discussed ways on how to apply for grants.

COMMISSIONER'S REPORTS

Commissioner Gonzalez attended conference in Stanislaus County for planning commissioners.

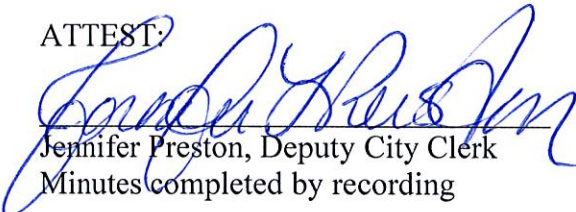
STAFF REPORTS

Planning Director Hanham stated that the Mark Twain Medical Clinic project will be going to the City Council on Tuesday June 17, 2014 at the Bret Harte High School Theatre. Staff has been working on Safe Routes to School, CMAQ project for Murphys Grade Road, ATP Grant has been applied for, Partnership Planning Grant, a developer project across from the Catholic Church, and the Oak Tree Ordinance will be coming back to the Planning Commission.

MOTION BY COMMISSIONER BEHIEL AND DULY SECONDED BY COMMISSIONER COLLINS AND CARRIED 4-0 TO ADJOURN THE MEETING.

MEETING WAS ADJOURNED AT 7:46 p.m.

ATTEST:


Jennifer Preston, Deputy City Clerk
Minutes completed by recording


John Broeder, Chairman

Attachment 1

June 12, 2014

The City of Angels Camp Planning Commission

Conditional Use Permit for Project 14-23 206 N Main St

I live at 217 N Main St (058-012-016) and am against having a restaurant at the above site. It currently has a hair salon and also a counseling business in the building. The traffic from the counseling business leaves the site at night and the headlights from the cars shine directly into my house. This is very unpleasant and disruptive and the only reason it is tolerable is because it only happens once a week. A restaurant would have a greater amount of traffic at night and would potentially be seven days a week.

My zoning was changed from commercial to high density residential against my will. I now have a residence on the highway and my lifestyle will directly be impacted by the uses allowed for the parcels in my immediate vicinity.

I am also very concerned about the traffic increase which is certain to happen should the Mark Twain Hospital be allowed to build on the Dog Town Rd site. For all those wishing to go South on Highway 49, they will be required to turn right, head north and then at some point turn back around south. There are a few very likely spots that those people will go to in order to make this turn around. ^{One} The first place is at 206 N Main St which has two entries/exits for its parking lot. This will likely increase the traffic going through this parking lot beyond just the added traffic if a restaurant is allowed.

Kathy Gomes
058-012-016
217 N Main St
Altaville CA